

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair
TYLER STRADLING
DANETTE HARRIS

GREG HITCHENS
DIANNE von BORSTEL
CAMERON JONES

August 9, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Ordinance Update – Adoption and Transition
- B. Zoning Administrator’s Report – Potential case types, notice, posters, mailing radius
- C. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. Election of Officers
- B. CONSIDER MINUTES FROM THE JUNE 14, 2011 MEETING.
- C. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- D. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- *1. BA11-009 25 North Extension Road (Council District 4) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-3 zoning district. (PLN2010-00405)
Continued from the June 14, 2011 meeting

Staff Planner: Wahid Alam
Staff recommendation: Table

- *2. BA11-034 1301 South Crismon Road (Council District 6) - Requesting a modification of a Special Use Permit for a comprehensive sign plan in the C-1 BIZ zoning district. (PLN2010-00155)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

- *3. BA11-035 7900 East Main Street (Council District 5) - Requesting a Special Use Permit for a comprehensive sign plan in the AG zoning district. (PLN2011-00153)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

- *4. BA11-036 112 West Iron Avenue (Council District 4) - Requesting a Special Use Permit for a comprehensive sign plan in the M-1 PAD zoning district. (PLN2011-00156)

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

- *5. BA11-037 114 South Extension (Council District 4) – Requesting a Substantial Conformance Improvement Permit to allow the expansion of an existing business in the M-2 zoning district. (PLN2011-00180)

Staff Planner: Jeff McVay

Staff recommendation: Approval with conditions

- *6. BA11-038 3405 North Higley Road (Council District 5) – Requesting an interpretation of the zoning ordinance to classify an RV area as an accessory use in association with a Comprehensive Youth Residence. (PLN2011-00179)

Staff Planner: Gordon Sheffield

Staff recommendation: Approval with conditions

- *7. BA11-039 1666 South Dobson Road (Council District 3) – Requesting a modification of a Special Use Permit for a comprehensive sign in the C-2 zoning district. (PLN2011-00172)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

E. OTHER BUSINESS:

F. ITEMS FROM CITIZENS PRESENT.